

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Fullarton Road, Airport West Vic 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$690,000

Median sale price

Median price \$636,000 Property Type Unit Suburb Airport West

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/69 Bowes Av AIRPORT WEST 3042	\$715,000	24/10/2023
2	2/29 Walters Av AIRPORT WEST 3042	\$690,000	21/10/2023
3	3/29 Walters Av AIRPORT WEST 3042	\$670,000	06/10/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/11/2023 15:48

4 Fullarton Road, Airport West Vic 3042

**Jellis
Craig**

John Morello

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Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

September quarter 2023: \$636,000



 3  1  2

Property Type: Villa

Agent Comments

Neat and well maintained three bedroom villa unit with two OFF with street frontage

Comparable Properties



1/69 Bowes Av AIRPORT WEST 3042 (REI)

 3  1  2

Price: \$715,000

Method: Sold Before Auction

Date: 24/10/2023

Property Type: Unit

Agent Comments

Newer villa unit in close proximity in neighbouring, with street frontage and same accom



2/29 Walters Av AIRPORT WEST 3042 (REI)

 2  1  2

Price: \$690,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Unit

Agent Comments

Neat and partially updated villa unit in close proximity. Also street frontage with two bedrooms



3/29 Walters Av AIRPORT WEST 3042 (REI)

 3  1  1

Price: \$670,000

Method: Sold Before Auction

Date: 06/10/2023

Rooms: 4

Property Type: Unit

Agent Comments

Neat and partially updated villa unit in close proximity. No street frontage and same accom on a block of 3

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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